

**449 500 €**

**For sale maison de ville**

**3 rooms**

**Surface : 90 m²**

**Surface of the land : 416 m²**

**Exposition : Ouest**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : A rafraichir**

**Couverture : slate**

**Features :**

double glazing

2 bedroom

1 shower

2 WC

1 garage

1 cellar



### Maison de ville 309 Saint-Brevin-les-Pins

EXCLUSIVE IMMOPART TOWNHOUSE just 130 meters from the beach in the heart of ST BREVIN L'OCEAN come and discover a set of 2 houses, 1 of approximately 90 m² currently rented 1070€ per month, comprising on the ground floor a living room, kitchen, water point with WC, large cellar. Upstairs, 2 bedrooms with balcony, landing, shower room with WC. The other house completely to renovate, can be demolished or rehabilitated, it is composed of a plateau of approximately 80 m² plus attic of the same convertible surface and very large cellar. All on a plot of 416 m² with large garage. Rare in the Sector!!!

#### Legal information

449 500 € fees included

4,53% VAT of fees paid by the buyer (430 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
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